Karen Johnson Davidson County
Batch# 587226 DEEDWARR
03/08/2021 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20210308-0030169

Name and Address of New Owner:
Zachary D. Bauder and Suzanah Oravec
928 Spain Ave
Nashville Tn 37216

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Rd.
Indian Land, SC 29707

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 072-09-0-166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bryant Meltzer and Robert Gale, married to each other**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Zachary D. Bauder, an unmarried man and Suzanah Oravec, an unmarried woman, tenants in common with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. Easterly Half of Lot No. 35 on the Map of Bush Spain's Subdivision of Part the Zack Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryant Meltzer and Robert Gale, Tenants in common with right of survivorship by Warranty deed from Michael C. Birdsong and wife, Vickie D. Birdsong of record in Instrument No. 20050719-0083949 Register's Office for Davidson County, Tennessee, dated July 15, 2005 and recorded on July 19, 2005. (Value of consideration shown in aforementioned deed $94,500.00.)

Being also known as 928 Spain Avenue, Nashville, Tennessee 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of February, 2021.

_____(SEAL)
Bryant Meltzer

_____(SEAL)
Robert Gale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bryant Meltzer and Robert Gale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of February, 2021.

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $406,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
26th day of February, 2021.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 1/3/23

File No. 2021-1404

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Ryan Lux who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (If on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON